

IN THE MATTER OF  
THE APPLICATION OF  
JOHN E. RAVEKES, ET UX  
FOR A SPECIAL HEARING ON PROPERTY  
LOCATED ON THE NORTHEAST SIDE OF  
YORKWAY, 225.52' and 522.72' SOUTH-  
EAST OF LEWAY (2609 and 2619  
YORKWAY)  
12th ELECTION DISTRICT  
7th COUNCILMANIC DISTRICT

OPINION

This case comes before this Board on appeal from a decision of the Zoning Commissioner that the petition for nonconforming use for 2609 Yorkway be dismissed and that the petition for nonconforming use for 2619 Yorkway be denied. The case was heard this day in its entirety.

At the onset of the hearing, it was determined that the nonconforming use on 2609 Yorkway had been ruled on on October 16, 1936 in Case No. 86-229-SPH and that the nonconforming use was granted and that 2609 Yorkway was not an issue before this Board. The only issue to be decided by this Board was the nonconforming use issue on 2619 Yorkway.

Petitioner presented James Thompson, Zoning Enforcement Coordinator for Baltimore County, who testified to the zoning history of this location as far back as 1945, at which time apartments were permitted in the then existing C Residence zone. Joseph Kapichak testified that he purchased the building in June of 1987 and that it contained five apartments, two on the second floor, two on the first floor, and one in the basement, and that all the buildings in this immediate area are of identical construction.

Theodore Eklund, a neighbor some 73 years old, testified that he moved into the area in 1950 and that 2619, at that time, contained four apartments.

Case No. 88-14-SPH  
John E. Ravekes, et ux

Charles Richardson, 71 years old and a retired police officer, claimed he lived in the area since 1918 and that his duties as a police officer included patrolling the Yorkway area and that 2619 contained at least four apartments.

Nancy Capecchi purchased an apartment identical in appearance to the one in question in December 1946 and lived there until 1963 and she testified that the building contained four apartments. She introduced a flier for 1946 identifying the apartment buildings for sale, stating each contained four apartments.

Ms. Connie Forts testified that she moved there in 1963 and moved back again in 1971, and that she acted as manager for the apartments and at one time did manage 2619. It was her testimony that she had been in all these buildings and that they were all identical with the exception that some apartments had added an additional apartment in the basement.

Ms. Betty Alford, Assistant Records Supervisor for the Maryland Assessment Office, entered into the record the assessment records and the tax records for 2619 Yorkway from 1940 through 1988. In 1944, 2619 was entered in the tax records as a four-apartment building. This concluded testimony in this case.

It is apparent to this Board from all the testimony and evidence received that these apartments were legally constructed at some time prior to 1944 and have been in constant use as apartments through the present time. It is therefore clear to this Board that the building at 2619 Yorkway is a nonconforming use of at least four apartments. As was testified to, this particular building has an additional apartment in the basement, which is a legitimate expansion of 25 percent of its nonconforming use. The Board will find as a fact

Case No. 88-14-SPH  
John E. Ravekes, et ux

that this nonconforming use does exist and that the added apartment in the basement is a legitimate expansion of this nonconforming use, but that no further expansion is permitted.

ORDER

It is therefore this 31st day of March, 1988 by the County Board of Appeals of Baltimore County ORDERED that the nonconforming use of four apartments is AFFIRMED; that the added apartment in the basement, which is a legitimate expansion of 25 percent of this nonconforming use, is AFFIRMED; and that no further expansion is to be permitted.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William T. Hackett  
William T. Hackett, Chairman

Lawrence E. Schmidt  
Lawrence E. Schmidt

Thomas J. Bellinger  
Thomas J. Bellinger

IN RE: PETITION SPECIAL HEARING  
NE/2 of Yorkway, 225.52'  
and 522.72' SE of Leeway  
(2609 and 2619 Yorkway) -  
12th Election District  
John E. Ravekes, et ux,  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 88-14-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests confirmation of nonconforming uses for two apartment buildings and for expansion of both pursuant thereto, as more particularly described on Petitioners' Exhibits 1 and 2.

The Petitioner, by Joseph Kapichak, the new property owner, appeared and testified and was represented by Counsel. Howard Wells and Delegate Louis L. DiPazzo testified in opposition, and many others appeared in opposition.

Testimony indicated that the subject properties, zoned D.R.16.5, are located on Yorkway, which is comprised of numerous dwellings constructed during World War II and which have been used as multiple-family dwellings since that time. Mr. Kapichak testified that nonconforming uses exist for six apartments at 2609 Yorkway and for five apartments at 2619 Yorkway. However, in Case No. 86-290-SPH, the Deputy Zoning Commissioner determined that a nonconforming use existed for only four apartments at 2609 Yorkway. Therefore, that portion of this petition is moot and shall be dismissed, and expansion for one additional apartment is permitted as a matter of right.

As for 2619 Yorkway, Mr. Kapichak was not able to present testimony or evidence to substantiate the existence of a nonconforming use. The only testimony presented was that of Jack Brown, a resident and homeowner of a dwelling across the street from the subject properties for 40 years, who

testified that many of these homes were multiple-family dwellings when he first moved there in 1948. However, he was not able to confirm the continued existence of 2619 Yorkway as a multiple-family dwelling.

The Petitioner requests relief pursuant to Sections 104.1 and 500.7, Baltimore County Zoning Regulations (BCZR).

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and by reason of the burden of proof not having been met, the requested relief for 2619 Yorkway should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of July, 1987, that the request for a nonconforming use for 2609 Yorkway be and is hereby DISMISSED for the above stated reasons and that said property may be expanded by one apartment to a maximum of five apartments and, additionally, the request for a nonconforming use for 2619 Yorkway be and is hereby DENIED.

John O. Hennegan, Esquire  
Zoning Commissioner of  
Baltimore County

AJ/srl

cc: John O. Hennegan, Esquire

The Honorable Louis L. DiPazzo

Mr. Howard Wells

People's Counsel

APPEAL

Petition for Special Hearing  
NE/2 of Yorkway, 225.52' and 522.72' SE of Leeway  
(2609 and 2619 Yorkway)  
12th Election District - 7th Councilmanic District  
John E. Ravekes, et ux - Petitioners  
Case No. 88-14-SPH

Petition for Special Hearing

Description of Property

Certificate of Posting

Certificates of Publication

Entry of Appearance of People's Counsel

Zoning Plan Advisory Committee Comments

Director of Planning and Zoning Comments

Petitioner's Exhibits: 1) Plot of Property prepared by Michael B. Ballin

2) Plot of Property prepared by Frank G. Lee

Letter of Protest from Perry Holupka dated June 23, 1987

Zoning Commissioner's Order dated June 13, 1987

Appeal received July 23, 1987 from John O. Hennegan, Esquire, Attorney for the Petitioner

PETITIONERS:  
Joseph R. Kapichak  
41 Cantor Court  
Baltimore, MD 21207

\* John O. Hennegan, Esquire - Attorney  
Rosack, Contrum, Hennegan & Foss  
809 Eastern Boulevard, Baltimore, Md. 21221

The Honorable Louis L. DiPazzo  
1618 Tyler Road, Baltimore, Md. 21222

Mr. Howard Wells  
2614 Yorkway, Baltimore, Md. 21222

Phyllis Cole Friedman, Esquire  
People's Counsel of Baltimore County  
Rm. 223, Old Courthouse, Towson, Maryland 21204

Arnold Jablon, Co. Atty.  
Darryl C. West, Esq.

Request Notification: Norman E. Gerber, Director of Planning  
James Howell, Office of Planning & Zoning  
Arnold Jablon, Zoning Commissioner  
Jean M. H. Jung, Deputy Zoning Commissioner  
James E. Dyer, Zoning Supervisor  
Margaret E. Dubois, Docket Clerk

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12th  
Posted for: 10 days  
Petitioner: John E. Ravekes, et ux  
Location of property: 2609 & 2619 Yorkway  
Location of Signs: 2609 & 2619 Yorkway  
Remarks: Dismissed  
Posted by: [Signature]  
Number of Signs: 2

PETITION FOR SPECIAL HEARING  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve .....  
2609 Yorkway as a nonconforming use for six apartment dwelling units and 2619 Yorkway as a nonconforming use for five apartment dwelling units. In the event that a nonconforming use is established, but for less than requested above, then in that event approval in extension of the nonconforming use established by no more than 25% of said use.

Property is to be posted and advertised as prescribed by Zoning Regulations

I, or we, agree to pay expenses of the above Special Hearing, advertising, posting, etc., upon filing of this Petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, or we, solemnly declare and affirm, under the penalties of perjury, that I, or we, are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: John E. Ravekes  
(Type or Print Name)  
Signature: [Signature]  
Address: [Address]  
City and State: [City and State]  
Attorney for Petitioner: John O. Hennegan  
(Type or Print Name)  
Signature: [Signature]  
Address: 809 Eastern Boulevard  
City and State: Essex, Maryland 21221  
Attorney's Telephone No.: 686-8274  
Legal Owner(s): [Signature]  
Address: 511 Worcester Road  
City and State: Towson, Maryland 21204  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: [Address]

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of July, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of July, 1987, at 11:00 o'clock A.M.

John O. Hennegan  
Zoning Commissioner of Baltimore County











# APPEAL

Petition for Special Hearing  
NE/S of Yorkway, 225.52' and 522.72' SE of Leeway  
(2609 and 2619 Yorkway)  
12th Election District - 7th Councilmanic District  
John E. Ravekes, et ux - Petitioners  
Case No. 88-14-SPH

Petition for Special Hearing

Description of Property

Certificate of Posting

Certificates of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits: 1) Plat of Property prepared by Michael B. Dallas  
2) Plat of Property prepared by Frank S. Lee

Letter of Protest from Peggy Holupka dated June 23, 1987

Zoning Commissioner's Order dated June 13, 1987

Appeal received July 23, 1987 from John O. Hennegan, Esquire, Attorney for the Petitioner

John O. Hennegan, Esquire  
Ronadka, Contrum, Hennegan & Fous  
809 Eastern Boulevard, Baltimore, Md. 21221

The Honorable Louis L. DiPazzo  
1818 Tyler Road, Baltimore, Md. 21222

Mr. Howard Wells  
2614 Yorkway, Baltimore, Md. 21222

Phyllis Cole Friedman, Esquire,  
People's Counsel of Baltimore County  
Rm. 223, Old Courthouse, Towson, Maryland 21204

Phone: 687-6922

**FRANK S. LEE**  
Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

February 10, 1987

No. 2619 Yorkway  
12th District Baltimore County, Maryland

Beginning for the same on the northeast side of Yorkway at the distance of 522.72 feet measured northeasterly along the northeast side of Yorkway from the southeast side of Leeway, thence running and binding on the northeast side of Yorkway North 49 degrees 21 minutes 08 seconds East 49 feet, thence leaving Yorkway and running North 40 degrees 38 minutes 52 seconds West 102.12 feet to the southwest side of a 14 foot alley, thence binding on the southwest side of said alley North 49 degrees 17 minutes 40 seconds West 49 feet and thence running South 40 degrees 38 minutes 52 seconds West 102.71 feet to the place of beginning.

Containing 5018.09 square feet of land more or less.



Request Notifications: Norman E. Gerber, Director of Planning  
James Hoswell, Office of Planning & Zoning  
Arnold Jablon, Zoning Commissioner  
Jean M. H. Jung, Deputy Zoning Commissioner  
James E. Dyer, Zoning Supervisor  
Margaret E. duBois, Docket Clerk

PETITION FOR SPECIAL HEARING  
12th Election District  
7th Councilmanic District  
Case No. 88-14-SPH

LOCATION: Northeast Side Yorkway, 225.52 feet and 522.72 feet Southeast of Leeway (2609 Yorkway and 2619 Yorkway)

DATE AND TIME: Wednesday, July 8, 1987, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Special Hearing to approve 2609 Yorkway as a nonconforming use for apartment dwelling units and 2619 Yorkway as a nonconforming use for apartment dwelling units.

In the event that a nonconforming use is established, but for less than requested above, approval of an extension of the nonconforming use established by no more than 25% of said use.

Being the property of John E. Ravekes, et ux, as shown on plat filed with the Zoning Office.

In one month after the Petitioner is granted a building permit may be issued within the thirty (30) day appeal period.

The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## CERTIFICATE OF PUBLICATION

OFFICE OF  
**Dundalk Eagle**

4 N. Center Place  
P.O. Box 8936  
Dundalk, Md. 21222

June 18, 1987

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Hrgs. Case #88-14-SPH - P.O. #88944 - Reg. #M03260 - 93 lines @ \$37.20.

was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the

19th day of June 1987; that is to say,

the same was inserted in the issues of June 18, 1987

Kimbel Publication, Inc.

per Publisher.

By *K. O. O.*

## PETITION FOR SPECIAL HEARING

12th Election District  
7th Councilmanic District  
Case No. 88-14-SPH

LOCATION: Northeast Side Yorkway, 225.52 feet and 522.72 feet Southeast of Leeway (2609 Yorkway and 2619 Yorkway)

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ZONING COMMISSIONER  
OF BALTIMORE COUNTY

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the same was inserted in the issues of June 18, 1987

Kimbel Publication, Inc.

per Publisher.

By *K. O. O.*

## CERTIFICATE OF PUBLICATION

TOWSON, MD., JUNE 18, 1987.

THIS IS TO CERTIFY, that the annexed advertisement was published in **THE JEFFERSONIAN**, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

June 18, 1987.

THE JEFFERSONIAN,

*Susan Leander Shultz*  
Publisher

38.61

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: *12th*  
Posted for: *Arnold Jablon*  
Petitioner: *Arnold Jablon*  
Location of property: *2609 Yorkway, Baltimore County, Maryland*  
Location of Sign: *2609 Yorkway, Baltimore County, Maryland*  
Remarks: *See attached plat*  
Posted by: *Arnold Jablon*  
Signature: *Arnold Jablon*  
Date of return: *6/24/87*  
Number of Signs: *2*

John O. Hennegan, Esquire  
809 Eastern Boulevard  
Essex, Maryland 21221

May 26, 1987

## NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING

NE/S Yorkway, 225.52' and 522.72' SE of Leeway  
(2609 Yorkway and 2619 Yorkway)  
12th Election District - 7th Councilmanic District  
John E. Ravekes, et ux - Petitioners  
Case No. 88-14-SPH

TIME: 11:00 a.m.

DATE: Wednesday, July 8, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*Arnold Jablon*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 33165

DATE: *6/24/87* ACCOUNT: *33165*  
AMOUNT: *\$105.81*  
RECEIVED FROM: *Arnold Jablon*  
FOR: *Advertising and Posting of the above property. This fee must be paid before an order is issued.*  
VALIDATION OR SIGNATURE OF CARRIER: *Arnold Jablon*

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
454-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

June 30, 1987

John O. Hennegan, Esquire  
809 Eastern Boulevard  
Essex, Maryland 21221

RE: PETITION FOR SPECIAL HEARING  
NE/S Yorkway, 225.52' and 522.72' SE of Leeway  
(2609 Yorkway and 2619 Yorkway)  
12th Election District - 7th Councilmanic District  
John E. Ravekes, et ux - Petitioners  
Case No. 88-14-SPH

Dear Mr. Hennegan:

This is to advise you that \$105.81 is due for advertising and posting of the above property. This fee must be paid before an order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND INSET RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and return to:

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 35967

DATE: *6/24/87* ACCOUNT: *35967*  
AMOUNT: *\$105.81*  
RECEIVED FROM: *Arnold Jablon*  
FOR: *Advertising and Posting of the above property. This fee must be paid before an order is issued.*  
VALIDATION OR SIGNATURE OF CARRIER: *Arnold Jablon*



IN RE: PETITION SPECIAL HEARING \* BEFORE THE  
NE/S of Yorkway \* ZONING COMMISSIONER  
225.52' and 522.72' SE of \* BALTIMORE COUNTY  
Leeway (2609 and 2619 \*  
Yorkway) \* CASE NO. 88-14-SPH  
John E. Ravekes, et ux  
Petitioner

**APPEAL**

DEAR ZONING COMMISSIONER:

Please enter an appeal to the Board of Appeals for Baltimore County in the above referenced case on behalf of the Petitioner as to 2619 Yorkway only from your Order dated July 13, 1987.

*John D. Hennegan*  
John D. Hennegan, Esquire  
ka, Gontrum, Hennegan &  
astern Boulevard,  
Maryland 21221  
274  
ney for Petitioner.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 7/20/87 ACCOUNT R-01-615-000  
AMOUNT \$90.00  
RECEIVED John D. Hennegan, Esquire, Baltimore, Maryland  
Hennegan & Foss, 809 Eastern Boulevard, Balto., Md. 21201  
FOR Appeal Filing and Petition Fee in Case #88-14-SPH  
P131\*\*\*200018 610018  
VALIDATION OR SIGNATURE OF CARRIER

LAW FIRM  
ROMADKA,  
GONTRUM,  
HENNEGAN  
& FOSS  
ESQ., BALTIMORE

**RECEIVED**  
JUL 23 1987  
ZONING OFFICE

PETITION FOR SPECIAL HEARING  
12th Election District - 7th Councilmanic District  
Case No. 88-14-SPH

LOCATION: Northeast Side Yorkway, 225.52 feet and 522.72 feet Southeast of Leeway (2609 Yorkway and 2619 Yorkway)

DATE AND TIME: Wednesday, July 8, 1987, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve 2609 Yorkway as a nonconforming use for six-apartment dwelling units and 2619 Yorkway as a nonconforming use for five-apartment dwelling units. In the event that a nonconforming use is established, but for less than requested above, approval of an extension of the nonconforming use established by no more than 25% of said use

Being the property of John E. Ravekes, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
NE/S Yorkway, 225.52' & 522.72' :  
SE of Leeway (2609 Yorkway & : OF BALTIMORE COUNTY  
2619 Yorkway), 12th District :  
John E. Ravekes, et ux, : Case No. 88-14-SPH  
Petitioners :

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 12th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to John O. Hennegan, Esquire, 809 Eastern Blvd., Essex, MD 21221, Attorney for Petitioners.

*Peter Max Zimmerman*  
Peter Max Zimmerman

88-14-SPH

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of May, 1987.

*Arnold Jablon*  
Arnold Jablon  
Zoning Commissioner

Petitioner John E. Ravekes, et ux Received by: James E. Dyer  
Petitioner's Attorney John O. Hennegan, Esquire Chairman, Zoning Plans Advisory Committee

PLAT TO ACCOMPANY PETITION FOR A SPECIAL HEARING TO ESTABLISH A NON-CONFORMING USE AND TO INCREASE THE NON-CONFORMING USE BY NOT MORE THAN 25%

14' CONC. ALLEY  
54°-17'-40"E 49.00  
102'-12" 102'-12" 102'-12" 102'-12"  
N 40°-38'-52"E 102'-11" S 40°-38'-52"W 102'-12"  
APTS. # 2619  
LINE  
N 47°-21'-03"W  
CONC. WALK  
CURB  
YORKWAY  
50' R/W

LOCATION MAP  
NO SCALE

1 DIST. BALTO. CO. MARYLAND  
JUL 20 1987

**PETITIONER'S EXHIBIT**

EX. ZONING - D2 10.5  
EX. USE - APARTMENTS  
AREA OF LOT - 5018.09 SQ. FT.  
AREA OF BLDG - 2940.50 SQ. FT. (2 FLOORS) 30' x 49'  
1ST FLOOR - 2 APARTMENTS - 1470 SQ. FT.  
2ND FLOOR - 2 APARTMENTS - 1470 SQ. FT.  
TOTAL - 2940 SQ. FT.  
25% - 735 SQ. FT.  
BASEMENT APARTMENT - 550 SQ. FT.

FRANK S. LEE  
1277 NEIGHBORS AVE.  
BALTIMORE, MD. 21237

12th Election District - 7th Councilmanic District  
Case No. 88-14-SPH

LOCATION: Northeast Side Yorkway, 225.52 feet and 522.72 feet Southeast of Leeway (2609 Yorkway and 2619 Yorkway)

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BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

14' CONC. ALLEY  
54°-17'-40"E 49.00  
102'-12" 102'-12" 102'-12" 102'-12"  
N 40°-38'-52"E 102'-11" S 40°-38'-52"W 102'-12"  
APTS. # 2619  
LINE  
N 47°-21'-03"W  
CONC. WALK  
CURB  
YORKWAY  
50' R/W

LOCATION MAP  
NO SCALE

1 DIST. BALTO. CO. MARYLAND  
JUL 20 1987

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2ND FLOOR - 2 APARTMENTS - 1470 SQ. FT.  
TOTAL - 2940 SQ. FT.  
25% - 735 SQ. FT.  
BASEMENT APARTMENT - 550 SQ. FT.

FRANK S. LEE  
1277 NEIGHBORS AVE.  
BALTIMORE, MD. 21237

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner  
Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petitions No. 88-4-SPH, 88-7-SPH, 88-13-SPH and 88-14-SPH

In view of the subject of these petitions, this office offers no comments.

*Norman E. Gerber*  
Norman E. Gerber, AICP  
Director

NEG:JGH:sib

**RECEIVED**  
JUN 9 1987  
ZONING OFFICE

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

June 15, 1987

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

John O. Hennegan, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21201

RE: Item No. 398 - Case No. 88-14-SPH  
Petitioners: John E. Ravekes, et ux  
Petition Special Hearing

Dear Mr. Hennegan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or public comments with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

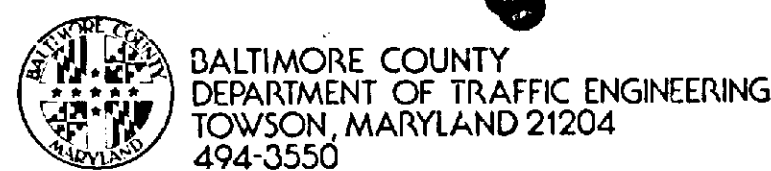
Very truly yours,

*James E. Dyer, Jr.*  
James E. Dyer, Jr.  
Chairman  
Zoning Plans Advisory Committee

Enclosures

cc: Mr. Frank S. Lee  
1277 Neighbors Avenue  
Baltimore, Maryland 21237





BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

May 11, 1987

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 398 -ZAC- Meeting of April 14, 1987  
Property Owner: John E. Ravekes, et ux  
Location: NE/S Yorkway, 225-52' and 522.72 feet SE Leeway  
Existing Zoning: D.R. 10.5  
Proposed Zoning: Special Hearing to approve 2609 Yorkway as a non-conforming use for six apartment dwelling units and 2619 Yorkway as a non-conforming use for five apartment dwelling units. In the event that a non-conforming use is established, but for less than requested above, approval of an extension of the non-conforming use established by no more than 25% of said use  
Area: 0.156 acres  
District: 12th Election District

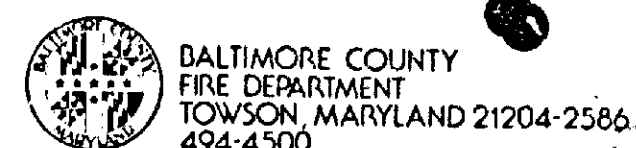
Dear Mr. Jablon:

Off-street parking should be provided for this site.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF:lt



PAUL H. REINCKE  
CHIEF

April 13, 1987

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

RE: Property Owner: John E. Ravekes, et ux  
Location: NE/S Yorkway, 225-52' and 522.72 SE Leeway  
Item No.: 398 Zoning Agenda: Meeting of 4/14/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John E. Ravekes* Noted and Approved: *John E. Ravekes*  
Planning Group: *John E. Ravekes* Fire Prevention Bureau  
Special Inspection Division

/mb



TED ZALESKI, JR.  
DIRECTOR

May 5, 1987

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 398 Zoning Advisory Committee Meeting are as follows:

Property Owner: John Ravekes  
Location: NE/S Yorkway, 225-52' and 522.72 ft SE Leeway  
District: 12th

APPLICABLE ZONING AND ORDINANCES

- ( ) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-86, The Maryland Code for the Handicapped and Aged (A.S.S.I. #17-1 - 1980) and other applicable Codes and Standards.
- ( ) A building and other miscellaneous permits shall be required before the start of any construction.
- ( ) Residential: The plans of construction drawings are required to file a permit, as indicated. The seal of a registered professional architect or engineer is not required on plans and technical data.
- ( ) Commercial: Three sets of construction drawings sealed and signed by a registered professional architect or engineer shall be required to file with a permit application. Expedited review will not be acceptable.
- ( ) All the Group except the Single Family Detached Dwelling require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. The Group requires a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall receive a fire or party wall. See Table 601, Section 1077, Section 1078 and Table 602. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- ( ) The structure does not appear to comply with Table 505 for permissible height/area. Reply in the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 601 and 505 and have your architect/engineer submit this information.
- ( ) The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
- ( ) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with these sets of construction drawings indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are not required. The change of the Group are from the \_\_\_\_\_ to the \_\_\_\_\_ or to Mixed Use. See Section 312 of the Building Code.
- ( ) The proposed project appears to be located in a Flood Plain, Flood/Elevation. Please see the attached copy of Section 518.2 of the Building Code as adopted by Bill #17-86. Site plans shall show the correct elevation above sea level for the lot and the flood plain levels including basement.
- ( ) Comments: Existing shall comply to Section 809.3 to Table 809.3 or Section 809.2 prior to occupancy. Tenant separation between each & every tenant shall be of a one hour rating.
- ( ) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full review of the permit. If the applicant may obtain additional information by visiting Room 122 of the County Office Building at 121 N. Chesapeake Avenue, Towson, Maryland 21204.

*John E. Ravekes*  
John E. Ravekes, Chief  
Building Plans Office

4/22/87

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Office Date: July 23, 1987  
FROM: Kathi Weidenhammer  
Board of Appeals  
SUBJECT: Attached Appeal --  
Case No. 88-14-SPH

The attached was forwarded to this office from the Planning Office, whereas it should have been forwarded to your office for processing.

Both the Appeal notice and the attendant check in the amount of \$100.00 are attached.

Attachments (2)

RECEIVED  
JUL 23 1987

ZONING OFFICE

RECEIVED  
JUN 29 1987

ZONING OFFICE  
June 23, 1987

RE: Rezoning of properties at 2609 and 2619 Yorkway to accommodate additional units.

Case Number: 88-14-SPH

Dear Mr. Jablon,

As a home owner in the Yorkway area I would like to go on record as being adamantly opposed to the requested changes in the zoning of the buildings located at 2609 and 2619 Yorkway.

While some of the owners of the Yorkway apartment buildings have made conscientious efforts to maintain the appearance of their property, many, including Mr. Ravekes have failed to do so.

Trash is allowed to build up in the rear of his buildings, no attempt is made to improve the appearance of the front property, broken doors, windows and lights are not repaired or replaced in a prompt fashion and tenants are allowed to abuse the property.

I fear that the request for additional residents in the buildings would further aggravate these conditions.

In addition, apartments located in the basements of the buildings represent potential fire traps to the occupants since there is only one entrance to that level. Given the number of fires that occur in those apartment buildings allowing apartments in the basement, of such unknown buildings, is inviting tragedy.

As I mentioned earlier, some of the owners of these apartments have shown themselves to be responsible to both their tenants and their neighbors. Too many, however, have acted in typical slumlord fashion. Simply trying to maximize their rental income while providing less than the minimum needed for maintenance.

As a nearby homeowner I'm very upset with the current conditions and do not want to see them worsen.

Sincerely,  
*Peggy Holupka*  
Peggy Holupka

cc Dale Voltz



County Board of Appeals of Baltimore County

Room 200 Court House

Towson, Maryland 21204

(301) 491-2180

October 15, 1987

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(c). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79.

CASE NO. 88-14-SPH

JOHN E. RAVEKES, ET UX

NE/S Yorkway, 225-52' and 522.72' SE of Leeway (2609 and 2619 Yorkway)

12th Election District

SPH-Nonconforming uses and expansion of same

7/13/87 - Z.C.'s Order - that the request for a nonconforming use for 2609 Yorkway be DENIED and the request for a nonconforming use for 2619 Yorkway be DENIED.

ASSIGNED FOR:

WEDNESDAY, JANUARY 20, 1988, at 10 a.m.

cc: Joseph R. Kapichak

Petitioner

John O. Hennegan, Esq.

Counsel for Petitioner

Honorable Louis L. DiPazzo

Mr. Howard Wells

Phyllis C. Friedman

People's Counsel

Norman E. Gerber

James Roswell

J. Robert Haines

Ann Kastarowicz

James E. Dyer

Margaret E. duBois

RECEIVED  
JUN 23 1987  
ZONING OFFICE

June Holmen, Secretary



County Board of Appeals of Baltimore County

Room 200 Court House

Towson, Maryland 21204

(301) 491-2180

HEARING ROOM #218

December 14, 1987

NOTICE OF POSTPONEMENT AND REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(c). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 88-14-SPH

JOHN E. RAVEKES, ET UX (Joseph E. Ravekes)

NE/S Yorkway, 225-52' and 522.72' SE of Leeway (2609 and 2619 Yorkway)

12th Election District

SPH-Nonconforming uses and expansion of same

7/13/87 - Z.C.'s Order - that the request for a nonconforming use for 2609 Yorkway be DENIED and the request for a nonconforming use for 2619 Yorkway be DENIED.

The above case, which had been set for hearing on Wednesday, January 20, 1988, has been postponed at the request of Counsel for Petitioner and has been

REASSIGNED FOR:

WEDNESDAY, JANUARY 20, 1988, at 10 a.m.

cc: Joseph R. Kapichak

Petitioner/Appellant

John O. Hennegan, Esquire

Counsel for Petitioner/Appellant

Honorable Louis L. DiPazzo

Mr. Howard Wells

Norman E. Gerber

James G. Roswell

J. Robert Haines

Ann Kastarowicz

James E. Dyer

Robyn Clark

Arnold Jablon, County Attorney

Kathy C. West, Esquire

Office of Law

Kathi Weidenhammer  
Administrative Secretary

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3553

Arnold Jablon  
Zoning Commissioner

July 23, 1987

Baltimore County Board of Appeals  
Old Courthouse, Room #200  
Towson, Maryland 21204

RE: Petition for Special Hearing  
NE/S of Yorkway, 225-52' and 522.72' SE of Leeway  
(2609 and 2619 Yorkway)  
John E. Ravekes, et ux - Petitioners  
Case No. 88-14-SPH

Dear Board:

Please be advised that on July 23, 1987 an appeal of the decision rendered in the above-referenced case was filed by John O. Hennegan, Esquire, attorney for the petitioners.

Please notify all parties to the case of the appeal hearing date and time when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Attachments:

cc: John O. Hennegan, Esquire

Romaka, Gentrum, Hennegan & Foss

804 Eastern Boulevard, Baltimore, MD 21201

The Honorable Louis L. DiPazzo

1818 Tyler Road, Baltimore, MD 21202

Mr. Howard Wells

2614 Yorkway, Baltimore, MD 21202

Phyllis Cole Friedman, Esquire

People's Counsel for Baltimore County

Old Courthouse, Rm. 223, Towson, Maryland 21204

cc: [initials]



# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

June 15, 1987

John O. Hennegan, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Item No. 398 - Case No. 88-14-SPH  
Petitioners: John E. Ravekes, et ux  
Petition Special Hearing

Dear Mr. Hennegan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

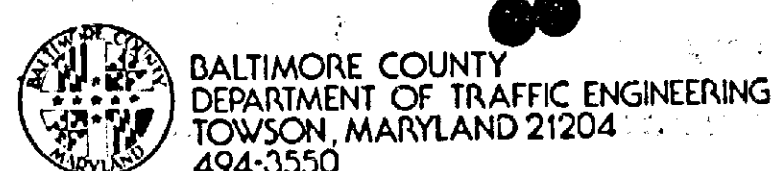
Very truly yours,

*James E. Dyer, Jr.*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Mr. Frank S. Lee  
1277 Neighbors Avenue  
Baltimore, Maryland 21237



C. Richard Moore  
Acting Director

Ma. 11, 1987

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 398 -ZAC-  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Meeting of April 14, 1987  
John E. Ravekes, et ux  
NE/S Yorkway, 225-52' and 522.72 feet SE  
Leeway  
D.R. 10.5  
Special Hearing to approve 2609 Yorkway as a non-conforming use for five apartment dwelling units. In the event that a non-conforming use is established, but for less than requested above, approval of an extension of the non-conforming use established by no more than 25% of said use.  
0.156 acres  
12th Election District

Area:  
District:

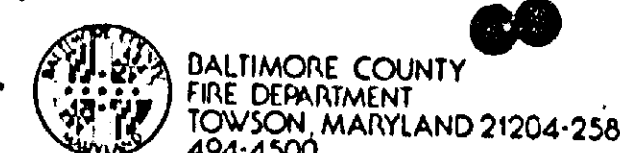
Dear Mr. Jablon:

Off-street parking should be provided for this site.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF:lt



PAUL H. RENCKE  
CHIEF

April 13, 1987

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

RE: Property Owner: John E. Ravekes, et ux

Location: NE/S Yorkway, 225-52' and 522.72 SE Leeway

Item No.: 398

Zoning Agenda: Meeting of 4/14/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

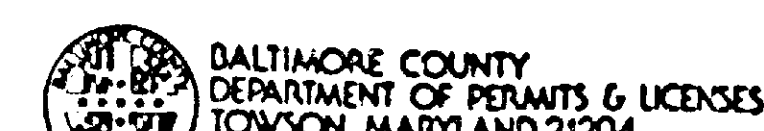
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association "Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John E. Ravekes* Noted and  
Platfiled Group Approved: *John E. Ravekes*  
Special Inspection Division Fire Prevention Bureau

/mb



TED ZALESKI, JR.  
DIRECTOR

May 5, 1987

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 398 Sent Advisory Committee Meeting are as follows:

Property Owner: John Ravekes  
Location: SE/S Yorkway, 225-52' and 522.72 ft SE Leeway  
District: 12th

APPLICABLE ITEMS ARE CONCLUDED:

( ) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 67-68, the Maryland Code for the Handicapped and Aged (A.M.D.C. 21-101) and other applicable Codes and Standards.

( ) A building and other miscellaneous permits shall be required before the start of any construction.

( ) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer 16/16 not required on plans and technical data.

( ) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

( ) All One and One-half Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls 3'-0" to an interior 1st floor. All One and One-half Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls 3'-0" to an interior 1st floor. All One and One-half Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls 3'-0" to an interior 1st floor. All One and One-half Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls 3'-0" to an interior 1st floor.

( ) The structure does not appear to comply with Table 606 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 606 and 605 and have your Architect/Engineer contact this department.

( ) The requested variance appears to conflict with Section (a) \_\_\_\_\_ of the Baltimore County Building Code.

( ) When filing for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Structural or Engineer seals are usually required. The change of Use Section are from the \_\_\_\_\_ to the \_\_\_\_\_ of the Baltimore County Building Code. See Section 312 of the Building Code.

( ) The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 312.0 of the Building Code as adopted by Bill 67-68. Site plans shall show the correct elevations above sea level for the lot and the Flood Hazard Levels including basement.

( ) Comments: Existing shall comply to Section 809.3 to Table 809.3 or Section 809.2 prior to occupancy. Tenant separation between each 4 every tenant shall be of a one hour rating.

( ) These abbreviated comments reflect only on the information provided by the developer submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 121 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

*John E. Ravekes*  
John E. Ravekes, Esquire  
Building Plans Bureau

12/27/86

8/19/87

Tom:

Please call Jack Hennegan re the following circumstance - 686-827. (his office) or 477-1500 (at 12:30 p.m.)

Zoning case 88-14-SPH involved a special hearing for non-conforming use on two properties - 2609 and 2619 Yorkway.

After filing the petition and prior to the zoning hearing, Hennegan learned that 2609 had already received a non-conforming use - case 86-280-SPH; therefore, in Jablon's opinion, he ordered this portion of the Petition moot and heard on the remaining property.

Hennegan has appealed Jablon's decision concerning 2619 Yorkway (since it was ruled that the other issue was moot).

Problem: Our sign man posted both properties - since there are two properties listed on the Petition for Special Hearing.

We were alerted this week that the sign had been removed by the owner of 2609 and the sign taken into the apartment house. Subsequently, a total of two signs were thus removed per witnesses.

Mr. Staley (our sign man) telephoned the owner and advised him of the requirement to have properties posted. He said it only applied to the one property and therefore he would put the sign back.

I spoke with Mr. Hackett briefly, yesterday on this issue. His feelings:

Since the Board's hearing is de novo, the basis is the original Petition filed in Zoning, which does include both properties. He said if the above is in fact true, the Board would rule on the 2609 as did Jablon and then rule on the issue of 2619, which is actually the subject of the appeal.

Hennegan said he has no problem posting the property, if the law requires it, but he didn't realize there would be such trouble if the sign was removed (the owner removed the sign on his own and not at the request or suggestion of Hennegan).

Hennegan would like to discuss with you and left above numbers.

kathi

*Tom Kaseck* 8/19

JOHN E. RAVEKES, ET UX

\* COUNTY BOARD OF APPEALS  
\* FOR BALTIMORE COUNTY  
\* CASE NO. 88-14-SPH

## SUBPOENA

Please issue a Subpoena for the following:

Connie Ports  
2607 Yorkway  
Dundalk, Maryland 21222

Returnable Wednesday, March 16, 1988 at 10:00 a.m.

County Board of Appeals for Baltimore County, Room 200, Court House, Towson, Maryland 21204.

*John O. Hennegan*  
John O. Hennegan, Esquire  
Romadka, Contrum & Hennegan  
809 Eastern Boulevard  
Essex, Maryland 21221  
686-8274

RECEIVED  
COUNTY BOARD OF APPEALS  
MAR 23 30 A 9 19

LAW FIRM  
ROMADKA,  
CONTRUM,  
HENNEGAN  
& FOOS  
SEX, MARYLAND

JOHN E. RAVEKES, ET UX

\* COUNTY BOARD OF APPEALS  
\* FOR BALTIMORE COUNTY  
\* CASE NO. 88-14-SPH

## SUBPOENA

Please issue a Subpoena for the following:

Don Watson  
2486 Keyway  
Dundalk, Maryland 21222

Returnable Wednesday, March 16, 1988 at 10:00 a.m.

County Board of Appeals for Baltimore County, Room 200, Court House, Towson, Maryland 21204.

*John O. Hennegan*  
John O. Hennegan, Esquire  
Romadka, Contrum & Hennegan  
809 Eastern Boulevard  
Essex, Maryland 21221  
686-8274

RECEIVED  
COUNTY BOARD OF APPEALS  
MAR 23 30 A 9 19

LAW FIRM  
ROMADKA,  
CONTRUM,  
HENNEGAN  
& FOOS  
SEX, MARYLAND



## County Board of Appeals of Baltimore County

Room 200 Court House  
Towson, Maryland 21204  
(301) 991-3180

March 31, 1988

John O. Hennegan, Esquire  
809 Eastern Boulevard  
Baltimore, MD 21221

RE: Case No. 88-14-SPH  
John E. Ravekes, et ux

Dear Mr. Hennegan:

Enclosed is a copy of the final opinion and order issued this date by the County Board of Appeals regarding the subject case.

Sincerely,

*William C. Weldon*  
William C. Weldon  
Administrative Secretary

Encl:

cc: Joseph R. Kriches  
The Honorable Louis L. Iltis  
Mr. Howard Wells  
P. David Fields  
James G. Rosewell  
J. Robert Haines  
Ann M. Nastanowski  
James E. Dyer  
Docket Clerk  
Arnold Jablon, County Attorney  
Nancy C. West, Esquire



RECEIVED  
FEB 11 1988

ZONING COMMISSIONER  
OF BALTIMORE COUNTY

VS.  
JOSEPH RANDELL KAPICHAK

RECEIVED  
FEB 8 8 AM 8:51  
SHERIFF'S OFFICE  
BALTO. CO.

Case No. 88-14-SPH

REQUEST FOR SUBPOENA DUCES TECUM

Mr. Clerk:

You are requested to issue a Subpoena Duces Tecum to:

Betty W. Alford  
Transfer Office  
State Department of Assessment and Taxation  
Old Courthouse  
400 Washington Avenue  
Towson, Maryland 21204

to be present and testify at a hearing beginning at 10:00 a.m. on Wednesday, March 16, 1988, Room 200, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland and to bring with you assessment records on 2609 and 2619 Yorkway, Property Identification Nos. 12-11-001230 and 12-11-047740 dating 1947 to present.

COST \$5.00  
SUMMONED 2-9-88 19  
NOT SERVED 19  
REASON NOT SERVED 19

Mr. Sheriff: SHERIFF  
OF BALTIMORE COUNTY  
Please issue the above summons.

John O. Hennegan  
Romadka, Gontrum & Hennegan  
809 Eastern Boulevard  
Essex, Maryland 21221  
686-8274  
Attorney for Joseph Kapichak

LAW FIRM  
ROMADKA,  
GONTRUM,  
HENNEGAN  
& FOOS  
ESSEX, MARYLAND

JOHN E. RAVEKES, ET UX

COUNTY BOARD OF APPEALS  
FOR BALTIMORE COUNTY  
CASE NO. 88-14-SPH

SUBPOENA

Please issue a Subpoena for the following:

Donald Starliper  
8191 Del Haven Road  
Dundalk, Maryland 21222

Returnable Wednesday, March 16, 1988 at 10:00 a.m.  
County Board of Appeals for Baltimore County, Room 200, Court House, Towson, Maryland 21204.

Mr. Sheriff:

Please issue the above summons.

John O. Hennegan  
Romadka, Gontrum & Hennegan  
809 Eastern Boulevard  
Essex, Maryland 21221  
686-8274  
Attorney for Joseph Kapichak

LAW FIRM  
ROMADKA,  
GONTRUM,  
HENNEGAN  
& FOOS  
ESSEX, MARYLAND

ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
VS.

JOSEPH RANDELL KAPICHAK

Case No. 88-14-SPH

REQUEST FOR SUBPOENA DUCES TECUM

Mr. Clerk:

You are requested to issue a Subpoena Duces Tecum to:

Edward A. Crook  
Resident Agent for Baltimore Gas & Electric Co.  
Liberty and Lexington Street  
Baltimore, Maryland 21201

to produce monthly billing statements for all apartments in buildings 2609 and 2619 Yorkway, Dundalk, Maryland, from the initial date of service to present for a hearing beginning at 10:00 a.m. on Wednesday, March 16, 1988, Room 200, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mr. Sheriff:

Please issue the above summons.

John O. Hennegan  
Romadka, Gontrum & Hennegan  
809 Eastern Boulevard  
Essex, Maryland 21221  
686-8274  
Attorney for Joseph Kapichak

LAW FIRM  
ROMADKA,  
GONTRUM,  
HENNEGAN  
& FOOS  
ESSEX, MARYLAND

JOHN E. RAVEKES, ET UX

COUNTY BOARD OF APPEALS  
FOR BALTIMORE COUNTY  
CASE NO. 88-14-SPH

SUBPOENA

Please issue a Subpoena for the following:

Don Watson  
2486 Keyway  
Dundalk, Maryland 21222

Returnable Wednesday, March 16, 1988 at 10:00 a.m.  
County Board of Appeals for Baltimore County, Room 200, Court House, Towson, Maryland 21204.

Mr. Sheriff:

Please issue the above summons.

John O. Hennegan  
Romadka, Gontrum & Hennegan  
809 Eastern Boulevard  
Essex, Maryland 21221  
686-8274  
Attorney for Joseph Kapichak

LAW FIRM  
ROMADKA,  
GONTRUM,  
HENNEGAN  
& FOOS  
ESSEX, MARYLAND

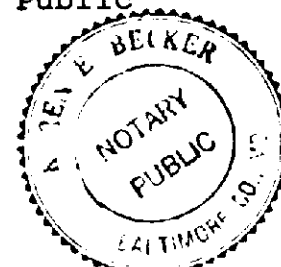
STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 25 day of February, 1988, before me, a Notary Public of the State aforesaid, personally appeared Timothy M. Kotroco, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who signed the same in my presence, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

Kenneth E. Barber  
Notary Public

My commission expires: 7/1/90



LAW FIRM  
ROMADKA,  
GONTRUM,  
HENNEGAN  
& FOOS  
ESSEX, MARYLAND

JOHN E. RAVEKES, ET UX

COUNTY BOARD  
OF APPEALS  
FOR  
BALTIMORE COUNTY  
CASE NO. 88-14-SPH

AFFIDAVIT

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I, TIMOTHY M. KOTROCO, hereby make oath that I am a competent person over 18 years of age, and am not a party to this action; that on February 18, 1988, at 3:00 p.m., I made a personal service on Charlie Richardson, 1018 Lynch Road, Dundalk, Maryland 21222, by delivering and leaving a copy of the writ of subpoena to testify in his hands and telling him that the subpoena directed him to appear at County Board of Appeals for Baltimore County, Room 200, Court House, Towson, Maryland 21204 at 10:00 a.m. on Wednesday, March 16, 1988.

Timothy M. Kotroco  
ROMADKA, GONTRUM & HENNEGAN  
809 Eastern Boulevard  
Essex, Maryland 21221  
686-8274

LAW FIRM  
ROMADKA,  
GONTRUM,  
HENNEGAN  
& FOOS  
ESSEX, MARYLAND

JOHN E. RAVEKES, ET UX

COUNTY BOARD OF APPEALS  
FOR BALTIMORE COUNTY  
CASE NO. 88-14-SPH

SUBPOENA

Please issue a Subpoena for the following:

Mr. Theodore Eklund  
78 Yorkway  
Dundalk, Maryland 21222

Returnable Wednesday, January 20, 1988 at 10:00 a.m.  
County Board of Appeals for Baltimore County, Room 200, Court House, Towson, Maryland 21204.

Mr. Sheriff:

Please issue the above summons.

John O. Hennegan  
Romadka, Gontrum & Hennegan  
809 Eastern Boulevard  
Essex, Maryland 21221  
686-8274  
Attorney for Joseph Kapichak

LAW FIRM  
ROMADKA,  
GONTRUM,  
HENNEGAN  
& FOOS  
ESSEX, MARYLAND

ZONING COMMISSIONER  
OF BALTIMORE COUNTY

VS.  
JOSEPH RANDELL KAPICHAK

Case No. 88-14-SPH

REQUEST FOR SUBPOENA DUCES TECUM

Mr. Clerk:

You are requested to issue a Subpoena Duces Tecum to:

Betty W. Alford  
Transfer Office  
State Department of Assessment and Taxation  
Old Courthouse  
400 Washington Avenue  
Towson, Maryland 21204

to be present and testify at a hearing beginning at 10:00 a.m. on Wednesday, March 16, 1988, Room 200, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland and to bring with you assessment records on 2609 and 2619 Yorkway, Property Identification Nos. 12-11-001230 and 12-11-047740 dating 1947 to present.

Mr. Sheriff:

Please issue the above summons.

John O. Hennegan  
Romadka, Gontrum & Hennegan  
809 Eastern Boulevard  
Essex, Maryland 21221  
686-8274  
Attorney for Joseph Kapichak

LAW FIRM  
ROMADKA,  
GONTRUM,  
HENNEGAN  
& FOOS  
ESSEX, MARYLAND



JOHN E. RAVEKES, ET UX  
COUNTY BOARD  
OF APPEALS  
FOR  
BALTIMORE COUNTY  
CASE NO. 88-14-SPH

**AFFIDAVIT**

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I, TIMOTHY M. KOTROCO, hereby make oath that I am a competent person over 18 years of age, and am not a party to this action; that on February 18, 1988, at 3:00 p.m., I made a personal service on Theodore Eklund, 78 Yorkway, Dundalk, Maryland 21222, by delivering and leaving a copy of the writ of subpoena to testify in his hands and telling him that the subpoena directed him to appear at County Board of Appeals for Baltimore County, Room 200, Court House, Towson, Maryland 21204 at 10:00 a.m. on Wednesday, March 16, 1988.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
ROMADKA, GONTRUM & HENNEGAN  
809 Eastern Boulevard  
Essex, Maryland 21221  
686-8274

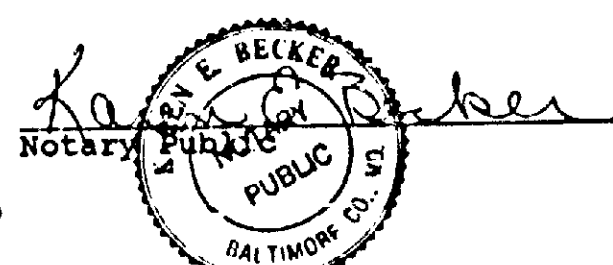
LAW FIRM  
ROMADKA,  
GONTRUM,  
HENNEGAN  
& FOOS  
ESSEX, MARYLAND

1

STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:  
I HEREBY CERTIFY, that on this 25 day of February, 1988, before me, a Notary Public of the State aforesaid, personally appeared Timothy M. Kotroco, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who signed the same in my presence, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

My commission expires: 7/1/90



LAW FIRM  
ROMADKA,  
GONTRUM,  
HENNEGAN  
& FOOS  
ESSEX, MARYLAND

2

JOHN E. RAVEKES, ET UX

RECEIVED  
FEB-8 AM 8:51  
SHERIFF'S OFFICE  
BALTO. CO.  
FEB-8 AM 9:02  
COUNTY BOARD OF APPEALS  
BALTO. CO.  
FOR BALTIMORE COUNTY  
CASE NO. 88-14-SPH

**SUBPOENA**

Please issue a Subpoena for the following:

Mr. Daniel L. Colosino  
3202 Dunbarton Road  
Dundalk, Maryland 21222

Returnable Wednesday, March 16, 1988 at 10:00 a.m.

County Board of Appeals for Baltimore County, Room 200, Court House, Towson, Maryland 21204.

*John O. Hennegan*  
John O. Hennegan, Esquire  
Romadka, Gontrum & Hennegan  
809 Eastern Boulevard  
Essex, Maryland 21221  
686-8274

Mr. Sheriff:

Please issue the above summons.

CUST \$ *John Holmen*  
John Holmen, Board of Appeals

SUMMONED  
NOT SERVED  
REASON NOT SERVED  
DATE  
TIME

LAW FIRM  
ROMADKA,  
GONTRUM,  
HENNEGAN  
& FOOS  
ESSEX, MARYLAND

RECEIVED  
COUNTY BOARD OF APPEALS  
FEB-5 A 9:41

JOHN E. RAVEKES, ET UX  
COUNTY BOARD OF APPEALS  
FOR BALTIMORE COUNTY  
CASE NO. 88-14-SPH

**SUBPOENA**

Please issue a Subpoena for the following:

Mr. Daniel L. Colosino  
3202 Dunbarton Road  
Dundalk, Maryland 21222

Returnable Wednesday, March 16, 1988 at 10:00 a.m.

County Board of Appeals for Baltimore County, Room 200, Court House, Towson, Maryland 21204.

*John O. Hennegan*  
John O. Hennegan, Esquire  
Romadka, Gontrum & Hennegan  
809 Eastern Boulevard  
Essex, Maryland 21221  
686-8274

Mr. Sheriff:

Please issue the above summons.

*John Holmen*  
John Holmen, Board of Appeals

LAW FIRM  
ROMADKA,  
GONTRUM,  
HENNEGAN  
& FOOS  
ESSEX, MARYLAND

RECEIVED  
COUNTY BOARD OF APPEALS  
FEB-5 A 9:41

RECEIVED  
COUNTY BOARD OF APPEALS  
FEB-4 A 10:22

JOHN E. RAVEKES, ET UX

COUNTY BOARD OF APPEALS  
FOR BALTIMORE COUNTY  
CASE NO. 88-14-SPH

**SUBPOENA**

Please issue a Subpoena for the following:

Mr. Theodore Eklund  
78 Yorkway  
Dundalk, Maryland 21222

Returnable Wednesday, January 20, 1988 at 10:00 a.m.

County Board of Appeals for Baltimore County, Room 200, Court House, Towson, Maryland 21204.

*John O. Hennegan*  
John O. Hennegan, Esquire  
Romadka, Gontrum & Hennegan  
809 Eastern Boulevard  
Essex, Maryland 21221  
686-8274

Mr. Sheriff:

Please issue the above summons.

*John Holmen*  
John Holmen, County Board of Appeals

LAW FIRM  
ROMADKA,  
GONTRUM,  
HENNEGAN  
& FOOS  
ESSEX, MARYLAND

RECEIVED  
COUNTY BOARD OF APPEALS  
FEB-23 P 3:56

LAW FIRM  
*Romadka, Gontrum, Hennegan & Foos*  
809 EASTERN BOULEVARD  
ESSEX, MARYLAND 21221  
TELEPHONE: 686-8274

December 2, 1987

William T. Hackett, Chairman  
Board of Appeals  
200 Courthouse  
Towson, Maryland 21204

Re: Joseph Randell Kapichak  
Case No. 88-14-SPH

Dear Mr. Hackett:

Please be advised that my chief witness, Daniel L. Colosino, has advised me today that he will be in Florida for the months of January and February and, therefore, will be unavailable to testify on the above hearing date. As a result, I would most respectfully request a postponement in this matter until March.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

*John O. Hennegan*  
John O. Hennegan

JOH:kb  
cc: Phyllis C. Friedman, People's Counsel

*Note: People's Counsel  
has no objection  
to postponement  
per Phyllis Friedman  
12/2/87, K.*

JOHN E. RAVEKES, ET UX

COUNTY BOARD OF APPEALS  
FOR BALTIMORE COUNTY  
CASE NO. 88-14-SPH

**SUBPOENA**

Please issue a Subpoena for the following:

Connie Ports  
2607 Yorkway  
Dundalk, Maryland 21222

Returnable Wednesday, March 16, 1988 at 10:00 a.m.

County Board of Appeals for Baltimore County, Room 200, Court House, Towson, Maryland 21204.

*John O. Hennegan*  
John O. Hennegan, Esquire  
Romadka, Gontrum & Hennegan  
809 Eastern Boulevard  
Essex, Maryland 21221  
686-8274

Mr. Sheriff:

Please issue the above summons.

*John Holmen*  
John Holmen, Board of Appeals

LAW FIRM  
ROMADKA,  
GONTRUM,  
HENNEGAN  
& FOOS  
ESSEX, MARYLAND

RECEIVED  
COUNTY BOARD OF APPEALS  
FEB-11 A 8:14

JOHN E. RAVEKES, ET UX

COUNTY BOARD OF APPEALS  
FOR BALTIMORE COUNTY  
CASE NO. 88-14-SPH

**SUBPOENA**

Please issue a Subpoena for the following:

Connie Ports  
2607 Yorkway  
Dundalk, Maryland 21222

Returnable Wednesday, March 16, 1988 at 10:00 a.m.

County Board of Appeals for Baltimore County, Room 200, Court House, Towson, Maryland 21204.

*John O. Hennegan*  
John O. Hennegan, Esquire  
Romadka, Gontrum & Hennegan  
809 Eastern Boulevard  
Essex, Maryland 21221  
686-8274

Mr. Sheriff:

Please issue the above summons.

*John Holmen*  
John Holmen, Board of Appeals

LAW FIRM  
ROMADKA,  
GONTRUM,  
HENNEGAN  
& FOOS  
ESSEX, MARYLAND

RECEIVED  
COUNTY BOARD OF APPEALS  
FEB-11 A 8:14



ZONING COMMISSIONER  
OF BALTIMORE COUNTY

VS.

JOSEPH RANDELL KAPICHAK

Case No. 88-14-SPH

**REQUEST FOR SUBPOENA DUCES TECUM**

Mr. Clerk:

You are requested to issue a Subpoena Duces Tecum to:  
James Thompson  
Supervisor of Zoning Enforcement  
County Courts Building  
Towson, Maryland 21204

to be present and testify at a hearing beginning at 10:00  
a.m. on Wednesday, January 20, 1988, Room 200, County Office  
Building, 111 W. Chesapeake Avenue, Towson, Maryland and to  
bring with you the 1945 Baltimore County Zoning Regulations  
and 1945 zoning maps.

John O. Hennegan  
Romadka, Gontrum, Hennegan  
809 Eastern Boulevard  
Essex, Maryland 21221  
686-8274  
Attorney for Joseph Randell  
Kapichak

Mr. Sheriff:

Please issue the above summons.

June Holmen, County Board of Appeals

LAW FIRM  
ROMADKA,  
GONTRUM,  
HENNEGAN  
& FOOS  
ESSEX, MARYLAND

**LAW FIRM**  
*Romadka, Gontrum, Hennegan & Foos*

110 LINTON FEDERAL BUILDING  
809 EASTERN BOULEVARD  
ESSEX, MARYLAND 21221  
TELEPHONE (301) 686-8274

ROBERT J. ROMADKA  
JOHN O. GONTRUM  
JOHN O. HENNEGAN  
DONALD H. BRADY

November 20, 1987

County Board of Appeals of Baltimore County  
Room 200 Court House  
Towson, Maryland 21204

Attention: June Holmen, Secretary

Re: Case No. 88-14-SPH

Dear Ms. Holmen:

Please find enclosed two Subpoena and Subpoena Duces Tecum  
in connection with the above matter. It would be appreciated if  
you would kindly stamp and process accordingly. Thank you.

Very truly yours,

John O. Hennegan

JOH:kb  
Enc.



**County Board of Appeals of Baltimore County**

Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180

October 15, 1987

**NOTICE OF ASSIGNMENT**

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT  
REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN  
STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO  
POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF  
SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY  
COUNCIL BILL #59-79.

CASE NO. 88-14-SPH

JOHN E. RAVEKES, ET UX

NE/s Yorkway, 225.52' and 522.72' SE of  
Leeway (2609 and 2619 Yorkway)

12th Election District

SPH-Nonconforming uses and expansion of same

7/13/87 - Z.C.'s Order - that the request for  
a nonconforming use for 2609 Yorkway be DISMISSED  
and the request for a nonconforming use for  
2619 Yorkway be DENIED.

ASSIGNED FOR:

WEDNESDAY, JANUARY 20, 1988, at 10 a.m.

cc: Joseph R. Kapichak

Petitioner

John O. Hennegan, Esq.

Counsel for Petitioner

Honorable Louis L. DiPazzo

Mr. Howard Wells

Norman E. Gertler

James G. Howell

James E. Dyer

Margaret E. duBois

Arnold Jablon, County Attorney

Nancy C. West, Esquire

Office of Law

June Holmen, Secretary



**County Board of Appeals of Baltimore County**

Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180

December 14, 1987

**NOTICE OF POSTPONEMENT AND REASSIGNMENT**

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT  
REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN  
STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL  
BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE  
UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL  
NO. 59-79.

CASE NO. 88-14-SPH

JOHN E. RAVEKES, ET UX (Joseph R. Kapichak)

NE/s Yorkway, 225.52' and 522.72' SE of  
Leeway (2609 and 2619 Yorkway)

12th Election District

7th Councilmanic District

SPH-Nonconforming uses and expansion of same  
7/13/87 - Z.C.'s Order - that the request for a  
nonconforming use for 2609 Yorkway be DISMISSED  
and the request for a nonconforming use for  
2619 Yorkway be DENIED.

The above case, which had been set for hearing on Wednesday, January 20, 1988,  
has been POSTPONED at the request of Counsel for Petitioner and has been

REASSIGNED FOR:

WEDNESDAY, MARCH 17, 1988 at 10:00 a.m.

cc: Joseph R. Kapichak

Petitioner/Appellant

John O. Hennegan, Esquire

Counsel for Petitioner/Appellant

Honorable Louis L. DiPazzo

Mr. Howard Wells

Norman E. Gertler

James G. Howell

J. Robert Halnes

Arn M. Nastarowicz

James E. Dyer

Robert Clark

Arnold Jablon, County Attorney

Nancy C. West, Esquire

Office of Law

Patricia Anderson  
Administrative Secretary

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
NE/s Yorkway, 225.52' & 522.72' : OF BALTIMORE COUNTY  
SE of Leeway (2609 Yorkway & :  
2619 Yorkway), 12th District :  
JOHN E. RAVEKES, et ux, : Case No. 88-14-SPH  
Petitioners :

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-  
captioned matter. Notices should be sent of any hearing dates or other  
proceedings in this matter and of the passage of any preliminary or  
final order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 12th day of June, 1987, a copy  
of the foregoing Entry of Appearance was mailed to John O. Hennegan,  
Esquire, 809 Eastern Blvd., Essex, MD 21221, Attorney for Petitioners.

Peter Max Zimmerman  
Peter Max Zimmerman

IN RE: PETITION SPECIAL HEARING \* BEFORE THE  
NE/s of Yorkway \* ZONING COMMISSIONER  
225.52' and 522.72' SE of \*  
Leeway (2609 and 2619 \* BALTIMORE COUNTY  
Yorkway) \*  
John E. Ravekes, et ux \* CASE NO. 88-14-SPH  
Petitioner \*

**APPEAL**

DEAR ZONING COMMISSIONER:

Please enter an appeal to the Board of Appeals for  
Baltimore County in the above referenced case on behalf of the  
Petitioner as to 2619 Yorkway only from your Order dated July  
13, 1987.

John O. Hennegan  
Romadka, Gontrum, Hennegan &  
Foos  
809 Eastern Boulevard  
Essex, Maryland 21221  
686-8274  
Attorney for Petitioner.

RECEIVED  
JUN 23 1987

ZONING OFFICE

LAW FIRM  
ROMADKA,  
GONTRUM,  
HENNEGAN  
& FOOS  
ESSEX, MARYLAND

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

Arnold Jablon  
County Commissioner

July 29, 1987

Baltimore County Board of Appeals

Old Courthouse, Room 400

Towson, Maryland 21204

Re: Petition for Special Hearing

NE/s of Yorkway, 225.52' and 522.72' SE of Leeway

(2609 and 2619 Yorkway)

John E. Ravekes, et ux - Petitioners

Case No. 88-14-SPH

Dear Board:

Please be advised that on July 13, 1987 an appeal of the decision rendered  
in the above-referenced case was filed by John O. Hennegan, Esquire,  
attorney for the Petitioners.

Please enter an appeal to the Board of Appeals for Baltimore County in the  
above referenced case on behalf of the Petitioner as to 2619 Yorkway only from  
your Order dated July 13, 1987.

cc: John O. Hennegan, Esquire

Romadka, Gontrum, Hennegan & Foos

809 Eastern Boulevard, Baltimore, MD 21204

The Honorable Louis L. DiPazzo

1818 Tyler Road, Baltimore, MD 21204

Mr. Howard Wells

2619 Yorkway, Baltimore, MD 21204

Phyllis Cole Friedman, Esquire

People's Counsel for Baltimore County

Old Courthouse, Towson, Maryland 21204

File

12/14/87 - Following were notified of hearing set for July 29, 1987, at 10:00 a.m.

Joseph Kapichak  
John Ravekes, Esq.  
Hon. Louis L. DiPazzo  
Howard Wells  
Phyllis Cole Friedman, Esq.  
S. Gertler, J. Howell  
R. Halnes, A. Nastarowicz, J. Dyer, Robert Clark

12/14/87 - Postponement requested by Counsel for Petitioner/Appellant.

12/14/87 - Notice of Postponement and Reassignment sent to above and scheduled for  
hearing on Wednesday, March 17, 1988 at 10:00 a.m.

88-14-SPH

NE/s of Yorkway, 225.52' and 522.72' SE of

Leeway (2609 and 2619 Yorkway)

12th Election District

JOHN E. RAVEKES, ET UX

7th Councilmanic District